

**CARRIAGE HILLS**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**September 16, 2020**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carriage Hills Homeowners Association was held on September 16, 2020 via the Zoom website.

**EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Matters
- Contract Review

**REGULAR MEETING CALLED TO ORDER:**

The Regular Meeting was called to order at 7:30 P.M.

**PRESENT:**

**Directors Present:**

President – Peter Pirritano  
Vice President – Kenneth Maziol  
Treasurer – John Garcia  
Secretary – Victor Allende  
Member at Large – Anil Agarwal

Trisha Maza was present representing Association Management & Support Services, Inc

**APPROVAL OF MINUTES:**

The regular meeting minutes of July 15, 2020 were approved.  
M/Garcia S/Maziol Abstain/Allende

**REVIEW OF FINANCIALS:**

The Board reviewed the financials of August 2020.

**HOMEOWNERS FORUM:** Three (3) homeowners were present. Two owners attended, specifically to discuss an area behind their home that is not being properly maintained by their neighbors.

**COMMITTEE REPORTS:**

**Architectural Committee:** One architectural application pending. The architectural chairperson will be sending the application to the other members for approval.

**Landscape Committee:** Chairperson Carolyn Pirritano provided a brief update regarding landscape concerns in the community.

**Welcome Committee:** No new updates.

**NEW BUSINESS:**

**CLS PROPOSAL #: 088777:**

A motion was made and passed unanimously to install 2 yards of crushed gravel in the drain area along Carbon Canyon Rd. to keep mud from going into the drain. M/Allende S/Agarwal

**CLS PROPOSAL #: 088349:**

A motion was made and passed unanimously to scalp areas down and apply Perennial Rye. M/Allende S/Agarwal

**CLS PROPOSAL #: 088638:**

A motion was made and passed unanimously to install 3 (5) gallon Acacia on the slope behind 16171 Promontory. M/Allende S/Agarwal

**CLS PRICE INCREASE LETTER:**

The Board reviewed the correspondence from CLS Landscape regarding the increase in the monthly landscape due to the minimum wage increase.

**RESERVE STUDY PROPOSAL:**

The Board reviewed the reserve study proposal submitted by McCaffery Reserve Consulting. The proposal will be tabled for further review. Management to send Mr. Maziol copies of the past reserve studies.

**PAINTING AND POWERWASHING PROPOSALS:**

Proposals submitted by Humburg & Associates and Pilot Painting to paint the monument letters and power wash the monuments/walls were reviewed by the Board. The Board has tabled these bids as they will check to see if the City of Chino Hills will take care of this for the Association.

**HOLIDAY LIGHTING PROPOSAL:**

A proposal submitted by Comet Lighting & Electric to install holiday lighting at the entrance of the community was reviewed by the Board. This proposal was denied at this time. Mr. Garcia will look into purchasing new LED holiday lighting for the Association.

There being no further executive business to conduct at this time; the meeting was adjourned at 8:07 P.M.

**SECRETARY CERTIFICATION**

The Carriage Hills Homeowners Association hereby certifies that the foregoing is true and correct copy of the Regular Minutes of the Carriage Hills Homeowners Association held on September 16, 2020 as approved by the Board Members in attendance at the meeting.

Secretary / Board Member: \_\_\_\_\_

Date: \_\_\_\_\_